

**Village of Sleepy Hollow  
Planning Board Meeting  
October 16, 2014**

The meeting was called to order at 8:05pm by Chairman Eliot Martone.

Present: Eliot Martone, Chairman  
Ed McCarthy  
Hugh Jones  
Isabel Mendez  
Sandra Spiro  
Carl Aridas

Anthony DelVecchio (Absent)

Also Present: Janet Gandolfo (Village Attorney)  
Sean McCarthy (Village Architect)  
James Natarelli (Dolph Rotfeld Engineering/Consulting Engineer)  
David Smith (Village Planner)  
Anthony Giaccio (Recording Secretary)

**Agenda:**

- 1) Lighthouse Landing Venture, LLC. - 199 Beekman Avenue - Resolution**
- 2) Scarabee Holdings, LLC - Bedford Road - Resolution**
- 3) Open Door Family Medical Center - 310 North Broadway - Continued Public Hearing**
- 4) Gary and Michelle McLean - 404 Old Broadway - Public Hearing**
- 5) Phelps Memorial Hospital Center - 701 North Broadway - Public Hearing**
- 6) Deven Sharma and Om Dhiman - 178 Beekman Avenue - Public Hearing**
- 7) Rock of Salvation Church - 131 - 135 Cortlandt Street - Public Hearing**
- 8) Historic Hudson Valley - 381 North Broadway- Preliminary Presentation**
- 9) Approval of Minutes - September 18, 2014**

Chairman Martone stated that the Rock of Salvation Church's public noticing was defective and so the matter will be tabled.

**1) Lighthouse Landing Venture, LLC. - 199 Beekman Avenue - Sub-Division Resolution**

The Board reviewed a resolution to approve a sub-division for Lighthouse Landing Venture, LLC. at 199 Beekman Avenue (attached).

Motion to approve the resolution:

Moved: Martone

Seconded: Aridas

Vote: 6-0  
**APPROVED**

## **2) Scarabee Holdings, LLC - Bedford Road -Public Hearing on new single-family residence**

The Board reviewed a resolution for a new single family residence on Bedford Road (attached)

Motion to approve the resolution:

Moved: Martone

Seconded: Mendez

Vote: 6-0

**APPROVED**

## **3) Open Door Family Medical Center Inc. - 300 North Broadway - Public Hearing**

The applicant's attorney Geraldine Tortorella made opening remarks. Ms. Tortorella introduced architect Gary Gianfrancesco, traffic engineer Michael O'Rourke and Lyndsay Farrell of Open Door. The proposal is to create an Open Door family medical center at 300 North Broadway. Variances have been approved. Ms. Tortorella said that engineering work is being completed. She stated that the New York State Department of Transportation (DOT) has provided a written response related to permitting left turns out of the parking lots (attached). Ms. Tortorella said that the DOT has no objection to allowing left turns, which is consistent with the traffic study.

There was a discussion about drainage, signage, landscaping and a gate for the proposed parking lot. Mr. Natarelli said that more engineering work is needed. Chairman Martone said that there should clear signage directing people away from New Broadway.

There was a discussion about whether or not to permit left turns out of the proposed parking lots at 310 & 316 North Broadway. Chairman Martone has concerns about permitting left turns. Mr. Martone indicated that the Open Door facility will generate much more traffic than Dominick's Limousine and that traffic patterns will change when Old Broadway becomes a one way.

Mr. Aridas said that the line-of sight calculations leave no margin for error. Discussion ensued.

Ms. Tortorella acknowledged the Board's concerns, but stated that the statistics do not support their position. Ms. Tortorella proposed permitting left turns on a trial basis or time restrictions.

Motion to open the public comments:

Moved: McCarthy

Seconded: Spiro

Vote: 6-0

There were no comments.

Motion to close the public comments:

Moved: McCarthy

Seconded: Mendez

Vote: 7-0

Chairman Martone suggested having an additional Planning Board meeting next month. The Board agreed on November 6, 2014.

Motion to adjourn the public hearing to November 6, 2014 at 8:00pm.

Moved: Jones

Seconded: Aridas

Vote: 6-0

**ADJOURNED**

#### **4) Phelps Memorial Hospital Center - 701 North Broadway - Public Hearing**

**APPROVED PENDING RESOLUTION**

(PB 10/16/14)

Rishi Mahajan said that having a local facility would be convenient and he supports the project.

Letters were submitted for the record (attached)

Motion to close the public comments:

Moved: Mendez

Seconded: Aridas

Vote: 6-0

Chairman Martone said that this is a temporary use until the White Plains facility is constructed.

Motion to prepare a formal resolution for the next meeting:

Moved: Mendez

Seconded: McCarthy

Vote: 6-0

**APPROVED PENDING RESOLUTION**

**6) Rock of Salvation Church - 131-135 Cortlandt Street - Public Hearing**

Chairman Martone said that the public hearing was not properly noticed. The matter was tabled.

**7) Historic Hudson Valley - 381 North Broadway- Preliminary Presentation**

Brian Blaney of Historic Hudson Valley described the project. The plan is to reconstruct the bridge at Philipsbug Manor. The project is being funded through a New York State grant. The grant requires that the Planning Board give preliminary approval prior to it being approved by the State. After the State it approves it, the application will come back to the Planning Board for final site plan approval. Discussion ensued.

**8) Gary and Michelle McLean - 404 Old Broadway - Public Hearing**

Attorney, Jeffery Shumejda represented the applicant. Mr. Shumejda said that Gary & Michelle McClean have owned the property since 2007. The property has been used for commercial purposes, since the 1940's. The only business currently interested in renting the space is a delicatessen. A variance for 6 spaces and a loading zone was approved by the Zoning Board.

Chairman Martone asked about a garbage plan. Mr. Shumejda said that his client would consider paying for three days a week of trash removal. This may be a condition of the approval.

Motion to open the public comments:

Moved: McCarthy

Seconded: Spiro

Vote: 6-0

There were no comments

Motion to close the public comments:

Moved: Mendez

Seconded: Aridas

Vote: 6-0

Chairman Martone said that the engineers comments have been addressed. Mr. Martone said that, with the exception of certain conditions, a resolution could be prepared for the next meeting. There was a discussion about putting restrictions on selling alcohol.

Motion to close the public hearing and prepare a formal resolution for the next meeting:

Moved: Aridas

Seconded: McCarthy

Vote: 6-0

**APPROVED PENDING RESOLUTION**

**9) Approval of the September 18, 2014 Planning Board Minutes**

Chairman Martone made a correction to the September 18, 2014 minutes on page three.

Motion to approve the minutes of the September 18, 2014 Planning Board meeting as amended:

Moved: Aridas

Seconded: Jones

Vote: 6-0

**APPROVED**

**10) Acknowledgement**

Chairman Martone acknowledged Boy Scout Cameron Smith for attending the meeting to earn a communication badge on his way to becoming an Eagle Scout. Mr. Martone wished Mr. Smith good luck”

Motion to adjourn the meeting at 9:50:

Moved: Mendez

Seconded: McCarthy

Vote: 6-0